

United States Bankruptcy Court
Middle District of Pennsylvania

In re:
Kavita J Jagtiani
Debtor

Case No. 19-02155-RNO
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0314-5

User: AutoDocke
Form ID: pdf010

Page 1 of 1
Total Noticed: 1

Date Rcvd: Mar 23, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 25, 2020.

+Unity Bank, c/o Ethan W Smith Esq, Starfield & Smith PC, 501 Office Ctr Dr Ste 350,
Fort Washington, PA 19034-3244

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 25, 2020

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 23, 2020 at the address(es) listed below:

Brenna Dee Kelly on behalf of Creditor Itria Ventures LLC brenna.kelly@dlapiper.com,
linda.campbell@dlapiper.com

Brian E Manning on behalf of Interested Party CS Management Group, LLC
BrianEManning@comcast.net, G17590@notify.cincompass.com

Charles J DeHart, III (Trustee) TWecf@pamd13trustee.com

David J. Harris on behalf of Debtor 1 Kavita J Jagtiani dh@lawofficeofdavidharris.com,
davidharrisessqign@gmail.com

James Warmbrodt on behalf of Creditor Wells Fargo Bank, N.A., as Trustee, on behalf of SASCO
Mortgage Loan Trust 2007-MLN1 Mortgage Pass-Through Certificates, Series 2007-MLN1
bkggroup@kmlawgroup.com

James Warmbrodt on behalf of Creditor Quicken Loans Inc. bkggroup@kmlawgroup.com

Lisa M. Doran on behalf of Debtor 1 Kavita J Jagtiani ldoran@dorananddoran.com

Thomas J. MacNeely on behalf of Creditor LiftForward, Inc. tmacneely@rjglaw.com,
rschaffer@rjglaw.com; czendarski@rjglaw.com

United States Trustee ustpreregion03.ha.ecf@usdoj.gov

TOTAL: 9

**UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**

IN RE:	:	
	:	
KAVITA J. JAGTIANI a/k/a	:	Case No.: 5:19-bk-02155-RNO
KAVITA SYED	:	Chapter 13
	:	
Debtor	:	

KAVITA J. JAGTIANI a/k/a
KAVITA SYED,

Movant

vs.

CHARLES J. DeHART, III, ESQUIRE
STANDING CHAPTER 13 TRUSTEE,
LUZERNE COUNTY TAX CLAIM
BUREAU, WELLS FARGO BANK, N.A.,
UNITY BANK, ITRIA VENTURES, INC.,
SANTANDER BANK, N.A., FIRST
NATIONAL BANK OF PENNSYLVANIA,
and ABID SYED,

Respondents

**ORDER AUTHORIZING SALE OF REAL ESTATE FREE AND CLEAR
OF LIENS AND ENCUMBRANCES PURSUANT TO 11 U.S.C. § 363**

Upon consideration of the Debtor's Motion To Sell Real Estate Free and Clear of Liens and Encumbrances Pursuant to 11 U.S.C. § 363, as Amended (the "Motion"):

IT IS HEREBY ORDERED and DECREED that, Movant, KAVITA J. JAGTIANI a/k/a KAVITA SYED, is authorized and empowered to sell, along with her spouse, ABID SYED, that certain improved real estate in Mountain Top, Luzerne County, Pennsylvania, commonly known as 30 North Chestnut Drive, and described in Luzerne County Deed Book 3006, at page 131799, et seq., having a Property Identification Number of 06-P8S1 -001-00H-031 (the "Real Estate"),

as set forth in the Motion and pursuant to the terms of a Standard Agreement for the Sale of Real Estate dated November 1, 2020 with Muhammed Ahmad and Sobia Siddique, for the sum of ONE HUNDRED SIXTY-FIVE THOUSAND and 00/100 (\$160,000.00) DOLLARS and that such sale shall be free and clear of liens and encumbrances pursuant to Section 363 of the Bankruptcy Code with the net sales proceeds thereof to be paid as set forth in the Motion, provided, however, that the first mortgage lien of Wells Fargo Bank, N.A., as Trustee, on behalf of SASCO Mortgage Loan Trust 2007-MLN1 Mortgage Pass-Through Certificates, Series 2007-MLN1, shall be paid in full at closing.

Dated: March 20, 2020

By the Court,

A handwritten signature in black ink, reading "Robert N. Opel II". The signature is written in a cursive, stylized font. The "R" is large and loops around the "o". The "N" is written with a vertical stroke and a small loop. The "Opel" is written in a cursive script, and the "II" is written as two vertical strokes.

Robert N. Opel, II, Bankruptcy Judge ^{BI}